

**WARRANTY DEED**

**Robert W. Rogers, a married man dealing in his sole and separate property, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, Ramona Mansfield Rogers, a married woman as her sole and separate property, whose address is P.O. Box 427, Story, WY 82842, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:**


**See attached Legal Description.**

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

This conveyance is made subject of the following covenants, conditions and restrictions:

1. No construction of any type shall be permitted in that area marked "No Build Zone" on the attached drawing.
2. No portion of the property shall be used or maintained as a dumping ground for rubbish, trash, garbage and other wastes.
3. All burning, either as open burning or in containers, shall be in compliance with fire department restrictions.
4. No trees shall be removed by cutting or otherwise, unless the owner of both Tract A and Tract B agree to the cutting and removal of any trees.
5. The owner of Tract A hereby reserves a perpetual easement along the Muller irrigation ditch for cleaning and maintenance.
6. The foregoing covenants, conditions and restrictions run with the land shown on the legal description attached hereto and are binding upon all owners of said land and their successors in interest, regardless of how that interest is acquired.

WITNESS my hand this 20<sup>th</sup> day of March, 2000.

  
Robert W. Rogers

State of Wyoming )  
 )ss  
County of Sheridan )

The foregoing instrument was acknowledged before me by Robert W. Rogers, this 20<sup>th</sup> day of March, 2000.

Witness my hand and official seal.

Joan Curtis  
Notary Public

My Commission Expires Dec. 10, 2000

## LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE1/4NE1/4 OF SECTION 18, T53N, R83W, OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S66°27'35"W, 1083.11 FEET FROM THE NE CORNER OF SAID SECTION 18, POINT ALSO BEING AT A FENCE CORNER;  
 THENCE FOLLOWING SAID FENCE S16°15'37"E, 76.21 FEET TO A FENCE CORNER;  
 THENCE S56°51'48"W, 63.50 FEET TO A POINT;  
 THENCE S21°52'31"E, 363.55 FEET TO THE CENTER OF PRAIRIE DOG DITCH;  
 THENCE FOLLOWING SAID DITCH THE FOLLOWING COURSES AND DISTANCES:  
 N86°59'22"W, 35.03 FEET; N70°23'26"W, 45.05 FEET; N88°04'13"W, 41.22 FEET;  
 S73°11'22"W, 59.81 FEET; S81°42'39"W, 87.44 FEET;  
 THENCE LEAVING SAID DITCH N00°24'27"W, 480.58 FEET ALONG THE EAST LINE OF ROGERS MINOR SUBDIVISION;  
 THENCE LEAVING SAID LINE N89°16'57"E, 180.47 FEET TO A POINT;  
 THENCE S35°03'40"W, 31.80 FEET TO THE POINT OF BEGINNING.  
 SAID TRACT CONTAINING 2.00 ACRES MORE OR LESS.

ALSO INCLUDING A 30 FOOT WIDE ACCESS AND UTILITY EASEMENT ACROSS TRACT A BEING 15 FEET EACH SIDE OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S87°26'04"W, 917.02 FEET FROM THE NE CORNER OF SAID SECTION 18, POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY NO. 1003 (STORY FISH HATCHERY ROAD);  
 THENCE S05°18'51"W, 60.18 FEET TO A POINT;  
 THENCE S01°42'00"W, 98.51 FEET TO A POINT;  
 THENCE S02°25'53"W, 116.77 FEET TO A POINT;  
 THENCE S35°03'40"W, 110.80 FEET TO THE POINT OF ENDING, SAID POINT BEING ON THE NORTH LINE OF ABOVE SAID TRACT B.  
 LENGTHENING OR SHORTENING THE SIDE LINES TO INTERSECT THE PROPERTY LINES.

# WYO # 1003 - STORY FISH HATCHERY

